



10B WEST STRAND ROAD, PORTRUSH



X 3



X 2



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

OFFERS OVER £385,000

# 10B WEST STRAND ROAD, PORTRUSH

This stunning contemporary beach house, built in 2016, enjoys an enviable position just moments from Portrush's beautiful West Bay. Designed for modern coastal living, it offers generous accommodation, including three spacious bedrooms, a large open plan kitchen with living & dining areas plus a first floor lounge that could serve as a fourth bedroom. Finished to an exceptional standard throughout, the property benefits from effortless access to the beach, while a scenic stroll along the promenade leads to the vibrant town centre and picturesque harbour area.

## FEATURES

- Oil fired central heating system.
- Double glazing in uPVC frames.
- Superb location beside Portrush's West Bay.
- Private parking to the front.
- Enclosed rear garden.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £1,813.74

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ACCOMMODATION

### ENTRANCE HALL

Wood effect tiled floor; alarm system.

### DINING KITCHEN

7.65 m x 3.19 m (25'1" x 10'6")

Range of fitted units; laminate work surfaces; stainless steel sink; integrated fridge freezer, dishwasher & washer dryer; electric oven with extractor unit over; open to dining & living area; wood effect tiled floor; spotlighting.

### LIVING AREA

3.47 m x 4.32 m (11'5" x 14'2")

Wood effect tiled floor; fitted benched seating with storage; sliding patio doors leading to the rear.

### DOWNSTAIRS WC

1.92 m x 1.02 m (6'4" x 3'4")

Toilet; wash hand basin; wood effect tiled floor; spot lighting; extractor fan.

## FIRST FLOOR

### LOUNGE

4.02 m x 4.34 m (13'2" x 14'3")

Sliding patio doors leading to Juliet balcony; space for stove; wood effect tiled floor.

### BEDROOM 1

3.23 m x 4.34 m (10'7" x 14'3")

Double bedroom to the front; wood effect tiled floor.

### ENSUITE

1.82 m x 1.83 m (6'0" x 6'0")

Tiled shower cubicle; toilet; wall mounted wash hand basin; back lit mirror; wood effect tiled floor; spotlighting; extractor fan.

### UTILITY ROOM / STORE

1.70 m x 2.02 m (5'7" x 6'8")

Wood effect tiled floor.

## SECOND FLOOR

### LANDING

Cloaks cupboard; access to the roof space.

### BEDROOM 2

4.01 m x 4.36 m (13'2" x 14'4")

Double to the rear; wood effect tiled floor.

### BEDROOM 3

3.22 m x 4.35 m (10'7" x 14'3")

Double bedroom to the front; wood effect tiled floor.

### BATHROOM

3.29 m x 1.98 m (10'10" x 6'6")

Panel bath; large tiled shower cubicle; toilet; wall mounted wash hand basin; wood effect tiled floor; spotlighting; extractor fan.

## OUTSIDE FEATURES

- Tarmac parking area to the front.
- Enclosed patio area to the rear.
- Pedestrian access to the rear.
- Outside light & tap.

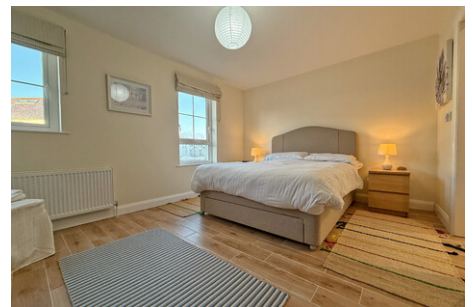
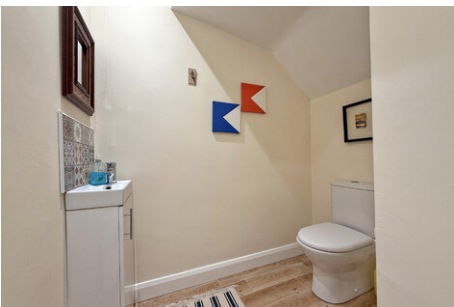
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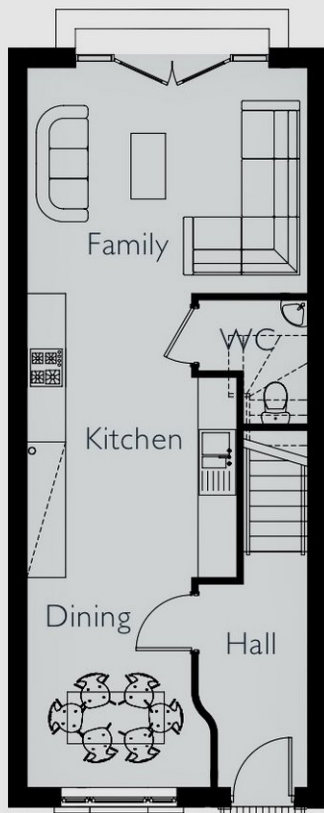




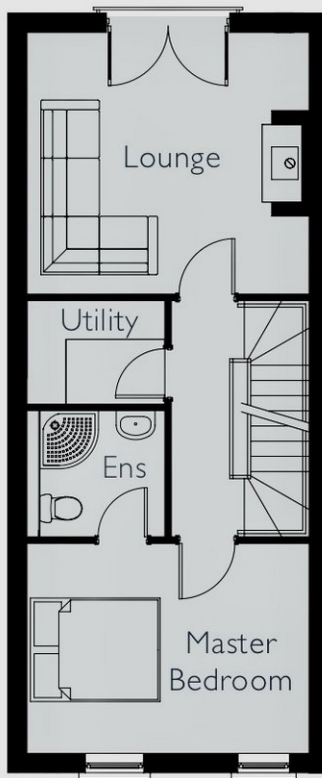
# PHOTOS



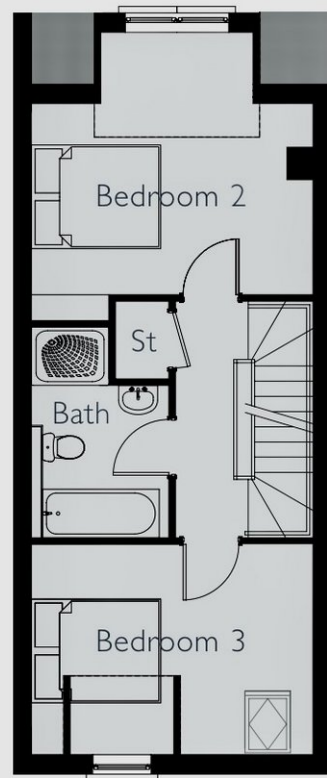
# FLOORPLAN



Ground Floor



First Floor



Second Floor